## FINDINGS OF FACT AND CONCLUSIONS OF LAW

\* \* \* \* \* \* \* \* \* \*

The Petitioner herein requests a variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (garage) in the rear yard with a height of 20 ft., in lieu of the permitted 15 ft. maximum, as more particularly described on Petitioners' Exhibit No. 1.

The Petitioner having filed a Petition for Residential Variance, and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, including letters in support for the Petition from their immediate neighbors, and the photographs presented, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photos, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict

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**AFFIDAVIT** IN SUPPORT OF ADMINISTRATIVE VARIANCE

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Afflant(s) and that Afflant(s) is/are computent to testify thereto in the event that a public hearing is acheduled in the future with regard thereto. That the Affiant(s) does/do presently reside at 6220 Hamilton Avenue

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Adminis Variance at the above address: (indicate hundrip or precises difficulty) AS PER ATTACHED

Matthew F. Reckarby -- Uh the Afflants(s) herein, personally known or antisfactorily identified to me as such Afflants(s), and made outh in due form of law

that the matters and facts hereinshove set forth are true and correct to the best of his/her/their knowledge and belief. 5/13/92

unreasonable hardship upon the Petitioner.

compliance with the B.C.Z.R. would result in practical difficulty and/or

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore Variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (garage) in the rear yard with a height of 20 ft., in lieu of the permitted 15 ft. maximum, in accordance with Petitioner's Exhibit No. 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

> 1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2. The Petitioner shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.

-2-

Zoning Commissioner for Baltimore County

92-451-A

To Whom It May Concern:

The reason for my asking for a variance of 20 feet instead of the 15 feet required for my building of a storage shed is so that I may have my boats and lawn equipment on the first level and the second level for household items not being used such as furniture, clothing, etc.

I still have my children living with me and I am using all the space available in my house.

FRANK S. LEE Registered Land Surveyor

1277 NEIGHBORS AVE. - BALTIMORE, MD. 21237

No. 6220 Hamilton Avenue Lots 1 and 2, Block "D:, Roseland Heights. 10/127 14th District Baltimope County, Maryland 7th COUNCIL DISTRICT.

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Containing 0.19 acres of land more or less.

Baltimore County Government Zoning Commissioner Office of Planning and Zoning

Suite 113 Courthouse 400 Washington Avenue Towson, MD 21204

(410) 887-4386

June 25, 1992

Mr. Matthew F. Reckenberger, Jr. 6220 Hamilton Avenue Rosedale, Maryland 21237

> RE: Petition for Residential Zoning Variance Case No. 92-451-A

Dear Mr. Reckenberger:

Enclosed please find the decision rendered in the above captioned case. The Petition for Residential Variance has been granted, in accordance with the attached Order.

You should also be advised that the proposed location for the garage is above the existing sewer connection. Therefore, arrangements should be made with the Department of Public Works to avoid difficulty doing construction.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

> Very truly yours, Trini E Sallik Lawrence E. Schmidt Zoning Commissioner

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NO DEPARTMENT OF BALTIMORE COUNTY 92-1151-

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PETITION FOR ADMINISTRATIVE VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property located in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, petition for a Variance from Section 400, 3 TO PERMIT AN ACCESSRY STRUCTURE (CARACE) IN KEAR YARD with A Height of 20FT IN LIEU OF THE PREMITTED 15FT. MAZINUM

of the Zoning Regulations of Baltimore County for the following reasons: (indicate bardably or grantest difficulty)

AS PER ATTACHED

Property is to be advertised and/or posted as prescribed by Zoning Regulations.

I/we agree to pay expenses of the above posting and, if necessary, advertising, upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of BaltimoreCounty adopted pursuant to the Zoning Law for

> I/we do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject Legal Owner(s): Matthew F. Reckenberger, Jr. 6220 Hamilton Avenue (410) 866-5872 Rosedale. Hame, address and phone number of owner, contrast purchaser or Matthew F. Reckenberger, Jr.

> > 6220 Hamilton Avenue (410) 879-4500, ext. 4860

phone (work number)

A PUBLIC HEARING HAVING BEEN REQUESTED AND/OR FOUND TO BE REQUIRED. IT IS ORDERED by the Zoning Commissioner Of Baltimore County, this \_\_\_\_\_\_ day of \_\_\_\_\_\_, 19\_\_\_\_, that the subject matter of this petition be set in for a public hearing, advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.



Baltimore County Government Office of Zoning Administration and Development Management Office of Planning & Zoning

Mr. Matthew F. Reckenberger, Jr.

6220 Hamilton Avenue

Rosedale, MD 21237

111 West Chesapeake Avenue

Towson, MD 21204

(410) 887-3353

RE: Item No. 490, Case No. 92-451-A Petitioner: Matthew F. Reckenberger

Petition for Administrative Variance

Dear Mr. Reckenberger: The Zoning Plans Advisory Committee (ZAC) has reviewed the plans

submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

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Baltimore County Government Office of Zoning Administration and Development Management Office of Planning & Zoning

11 West Chesapeake Avenue Fowson, MD 21204

Printed on Recycled Paper

(410) 887-3353

Your petition has been received and accepted for filing this 21st day of May, 1992

ARNOLD JABLON

Received By: W. Conl Richard

Chairman, Zoning Plans Advisory Committee

Petitioner: Matthew F. Reckenberger
Petitioner's Attorney:

NO COMMENTS

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Meeting Date COUNT 7 Huntington Development Corporation (Hunting Tweed Drive) Written comments √ Stephen G. And Lynn M. Swimm NO COMMENTS DED DEPRM RP STP TE Albert F. And Ann B. Nocar Inprocess Maryland Marine Manufacturing Co., Inc. process DED DEPRM RP STP TE Robert C. And Sylvia W. Eppig inprocess DED DEPRM RP STP TE James Ronald And Beth B. Porter NO COMMENTS DED DEPRM RP STP TE NO COMMENTS DED DEPRM RP STP TE Leon G. McKemy DED DEPRM RP STP TE Williams Management Services, Inc. Written Commont DED DEPRM RP STP TE NO COMMENTS

Matthew F. Reckenberger, Jr.

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: June 5, 1992 Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting for June 8, 1992 Item 490

The Developers Engineering Division has reviewed the subject zoning item and the owner is cautioned that the sanitary sewer service to his house is below the proposed building.

ROBERT W. BOWLING, P.E., Chief Developers Engineering Division

RWB: DAK:s

6138-92

1999 C.

(301) 887-4500

700 East Joppa Road Suite 901 Towson, MD 21204-5500

Baltimore County Government Fire Department

MAY 27, 1992

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: MATTHEW F. RECKENBERGER, JR.
Location: #6220 HAMILTON AVENUE

Item No.: \*490 (JLL) Zoning Agenda: JUNE 1, 1992

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: ADD. Noted and Approved Fire Prevention Bureau Special Inspection Division

JP/KEK

DECLIVED
MAY 29 1992

ZONING OFFICE

MICROFILMEL

BALTIMORE COUNTY, MARYLAND
OFFICE OF PLANNING AND ZONING
New Courts Bldg - 401 Bosley Avenue, Towson, MD 21204

MEMORANDU	<u>M</u>
TO:	Arnold Jablon, Director
	Zoning Administration & Development Managemen
FROM:	Office of Planning and Zoning
DATE:	June 3, 1992
SUBJECT:	6220 Hamilton Avenue

INFORMATION:
Item Number: 490

Petitioner: Matthew F. Reckenberger, Jr.

Property Size: 0.19 Acres

Zoning: DR 5.5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:
The petitioner is requesting a variance to allow a height of 20 feet in lieu of the required 15 feet. The Office of Planning and Zoning has no objection to the requested variance, however, a restriction should be placed in the order prohibiting any living quarters, kitchen or bathroom facilities in the garage and limiting storage to the personal property of occupants of the principal dwelling only.

Prepared by:

Division Chief: Erun M. Wernd

490.ZAC/ZAC1

Pg. 1

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DPW/Traffic Engineering Development Review Committee/Response	Form A	06/08/92
Project Name  File Number Waiver Number	Zoning Issue	Date 4/8  Meeting Date
Stephen G. And Lynn M. Swimm  DED DEPRM RP STP TE	477 N/C	
Albert F. And Ann B. Nocar DED DEPRM RP STP TE	478	& More Time
Maryland Marine Manufacturing Co	479	More Time
Robert C. And Sylvia W. Eppig DED DEPRM RP STP TE	480 <b>N</b>	
James Ronald And Beth B. Porter DED DEPRM RP STP TE	481	<u>'</u> _
Nelson H. And Lee M. Hendler  DED DEPRM RP STP TE	485 <b>N</b>	/ <u>८</u>
DED DEPRM RP STP TE	486	16
Williams Management Services, Ir DED DEPRM RP STP TE	nc. 487 <b>√</b>	//८
John M. And Karen R. Jacob  DED DEPRM RP STP TE	488 <b>N</b>	
Matthew F. Reckenberger, Jr.  DED DEPRM RP STP TE	A	116
Herbert H. And And Betty Rosen  DED DEPRM RP STP TE	491	N/C
Meadows Park Ltd. Prtnrshp Russe DED DEPRM RP STP TE	el Asset Mgt, 1 492	ne. N/L
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Department of Recreation and Parks Development Review Committee Response Authorized signature	Form Date 4/8/42
Project Name File Number Waiver Number	Zoning Issue Meeting Date
Stephen G. And Lynn M. Swimm	477 ( 6-1-92
DED DEPRM RP STP TE	J. Coment
/ Albert F. And Ann B. Nocar	478
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/ James Ronald And Beth B. Porter	
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/ Nelson H. And Lee M. Hendler	
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DED DEPRH RP STP TE	498 L Connext

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Hatt Beckerhang f. 5-24-92

The oreen shed in These pietures No Longer

To Whom IT MAY CONCERN ITEM 490

exists and all concrete has been removed

along with The Aluminum shed.

92-451-A

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To Whom It May Concern:

92-451-A

I have been a friend and neighbor of Matthew F. Reckenberger, Jr. for years and have no objection of him building a storage shed for his boats and other personal household goods on his property at 6220 Hamilton Avenue.

Name

7902 170N + Rose Are

Address S & & 2850
Phone Number

92-451-A

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Thank you.

To Whom It May Concern:

**490** 

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and other personal household goods on his property at 6220 Hamilton Avenue.

Thank you,

Name
Name

6214 HAMICTON AUF
Address

8669186 Phone Number

Ex DR 5 5 LOCATION MAP 3CALE |" :1000 PRIVATE CEMETÁRY 571-17:00 139.00 LEUBTION 5222 HAMILTON AVE LOT 3 OWNER Matthew F. Reckenberger Brack, D. 6220 Hamilton Avenue Baltimore, Maryland 21237 DR 5.5 PLAT TO ACCOMPANY PETITION FOR A VARIANCE TO ALLOW A HEIGHT OF 20 FEET IN LIEU OF THE THE REQUIRED 15 FEET Existing zoning DR 5.5 Area of lot = 8454.3 Sq. Ft./ 0.19 ac.

Lot serviced by public water & sewer Deed ref. 8919/476

LOTS 1-2 BLOCK D" 1205ELAND HEIGHT PLAT BOUK 10-127 14 TH DISTIZICT BALTIFICIZE CO., MAIZYLAND DATE 5-5-42 SCALE 1" = 30

FRANK S. LEE 1277 NEICHBORS AVE BALTIMORE, MD. 21237 Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning 

111 West Chesapeake Avenue Towson, MD 21204

May 28, 1992

887 3353

Matthew Reckenberger, Jr. 6220 Hamilton Avenue Rosedale, Maryland 21237

> Re: CASE NUMBER: 92-451-1 LOCATION: NE/S Hamilton Avenue, 117' N of Montrose Avenue 6220 Hamilton AVenue

14th Election District - 7th Councilmanic

Dear Petitioner(s):

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Any contact made with this office should reference the case number. This letter also serves as a refresher regarding the administrative process.

closing date is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. At that time, an Order will issue. This Order may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

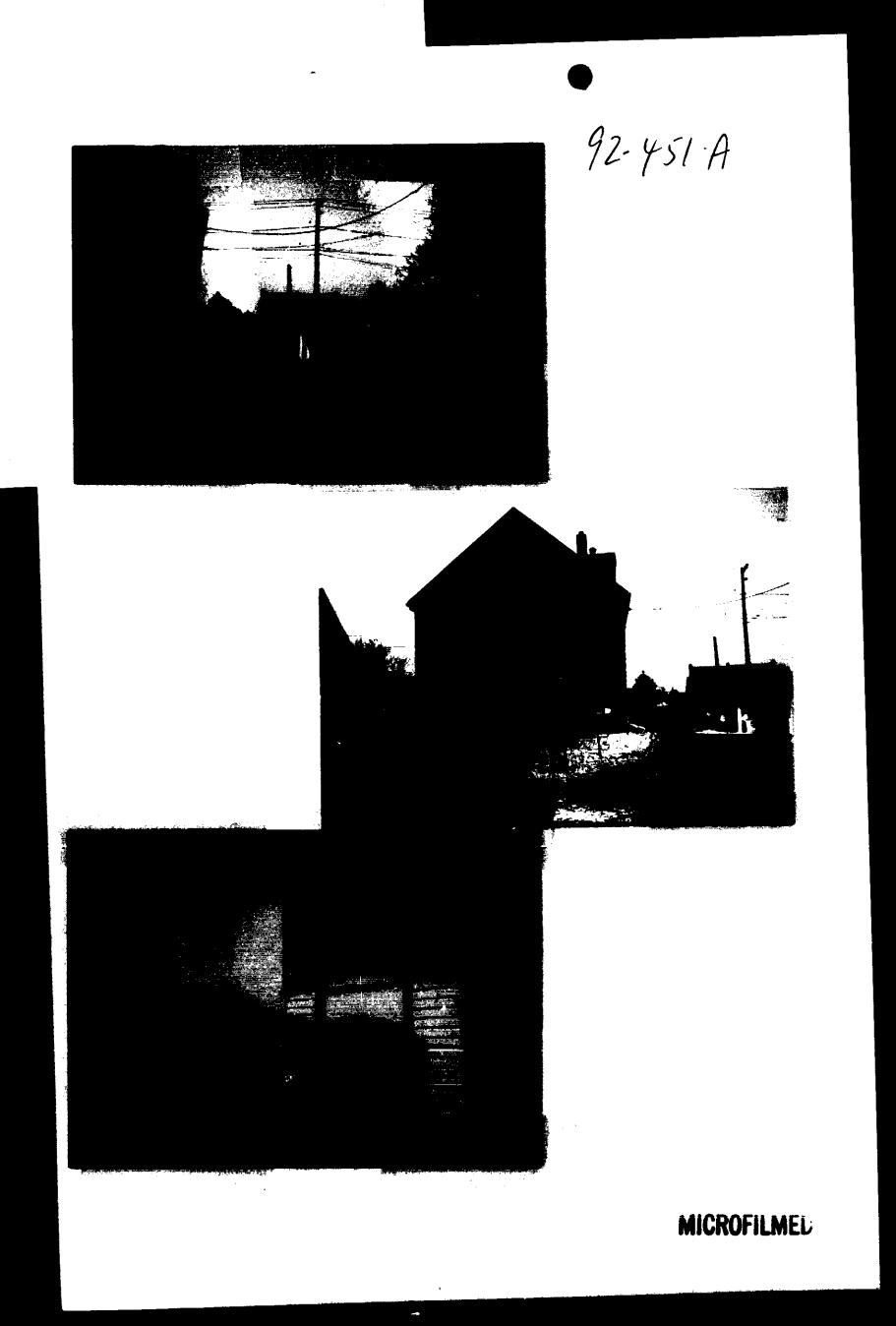
2) In cases requiring public bearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the bearing will appear in two local newspapers. Charges related to the reposting and advertising are payable by the petitioner(s).

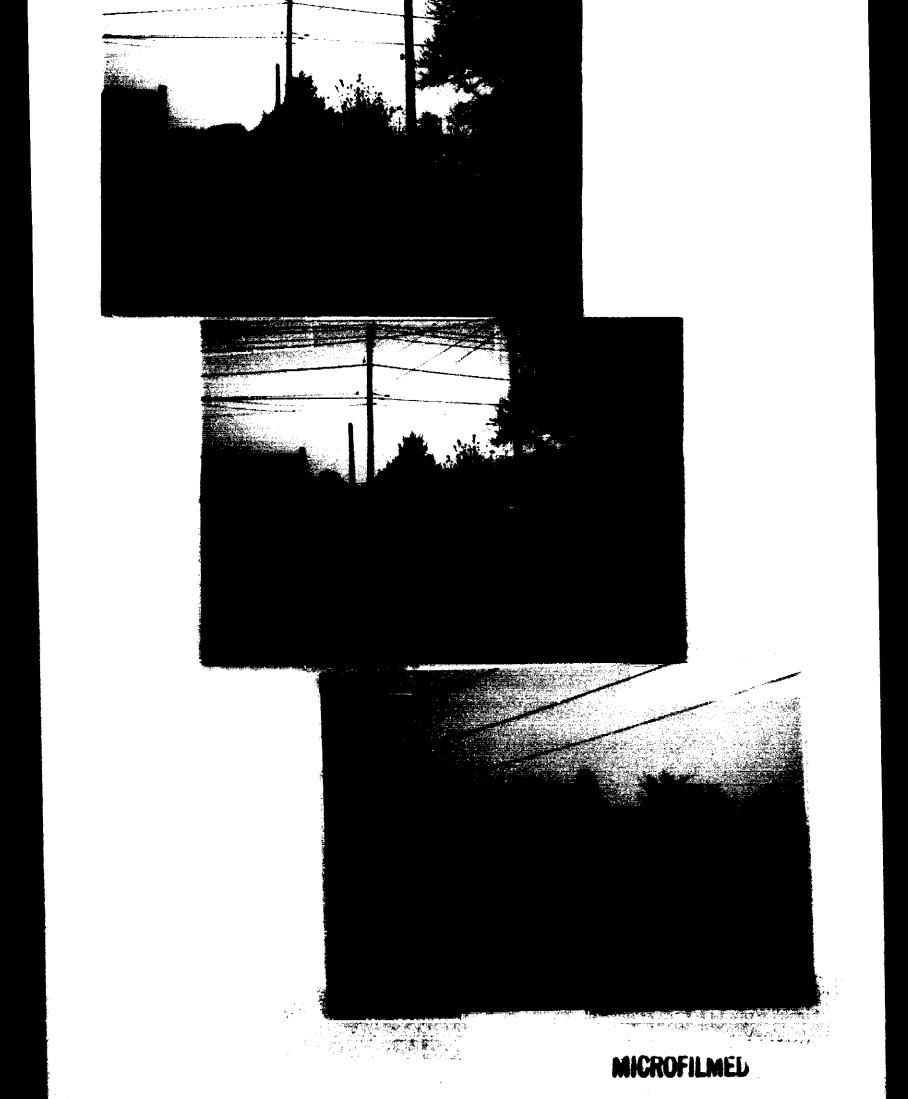
3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$50.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

Lawrence E. Schmidt

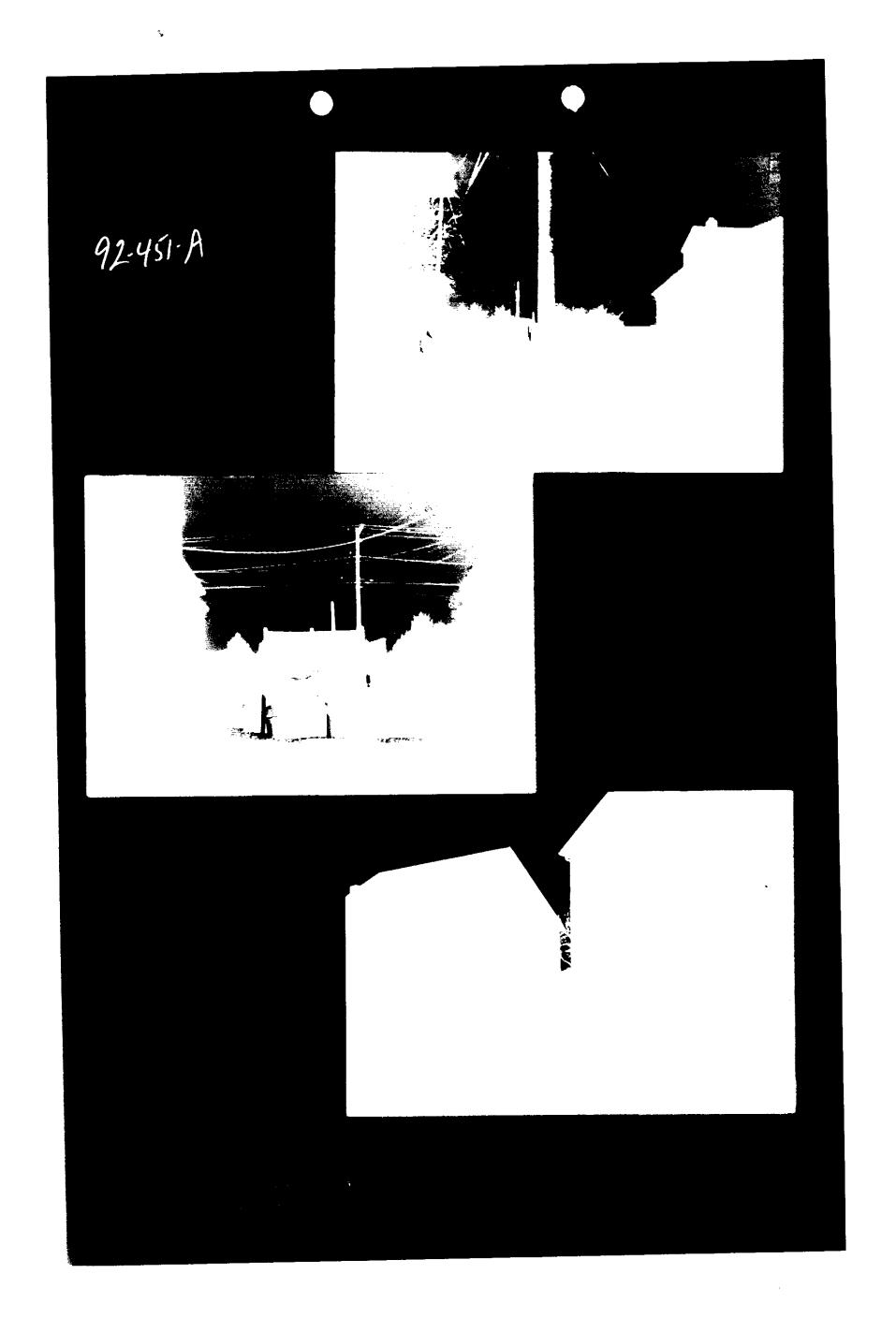
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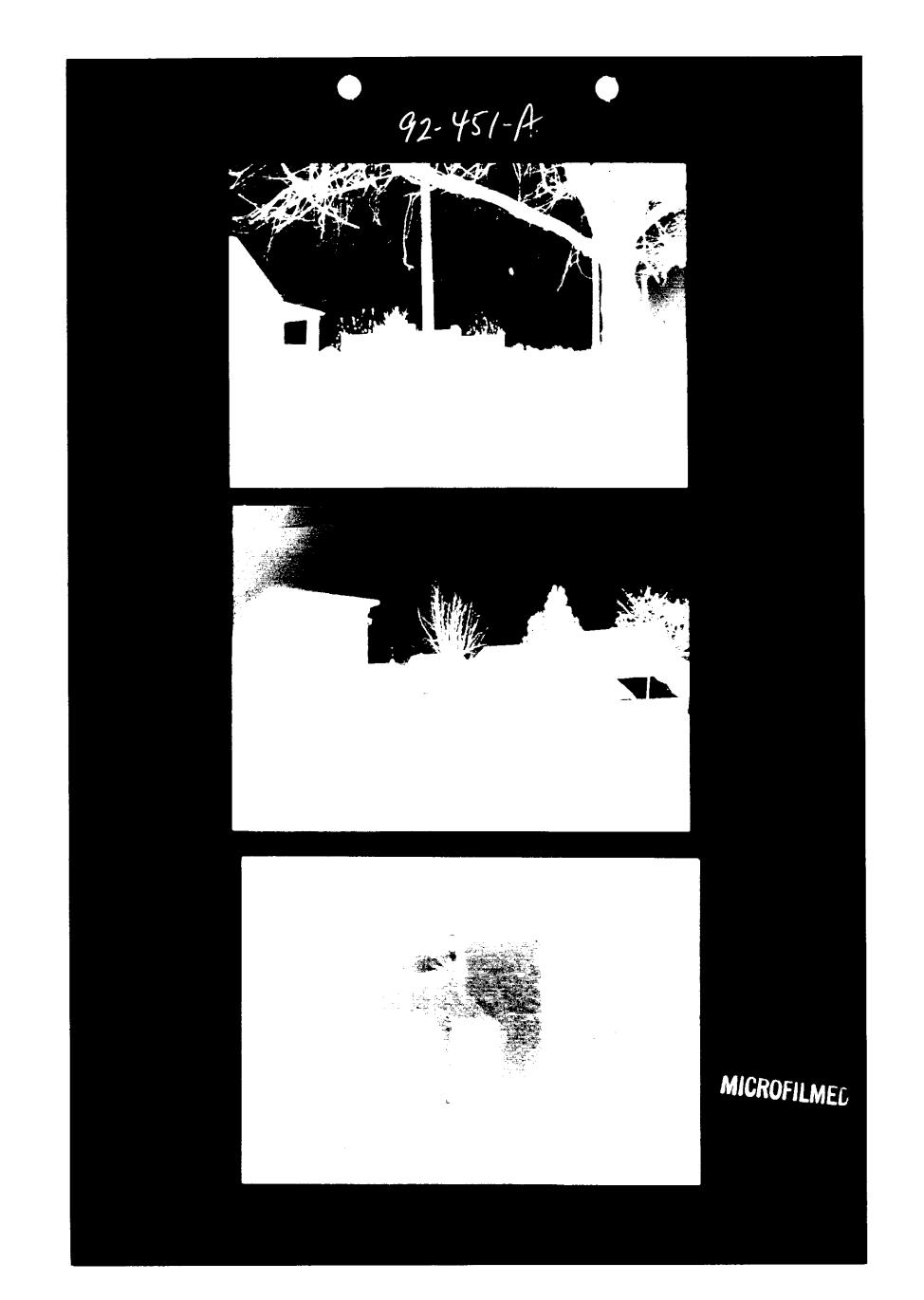




92-451-A













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Suite 113 Courthouse 400 Washington Avenue Towson, MD 21204

(410) 887-4386

June 25, 1992

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NO DEPARTMENT OF BALTIMORE COUNTY 92-1151-

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Baltimore County Government Office of Zoning Administration and Development Management Office of Planning & Zoning

Mr. Matthew F. Reckenberger, Jr.

6220 Hamilton Avenue

Rosedale, MD 21237

111 West Chesapeake Avenue

Towson, MD 21204

(410) 887-3353

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Baltimore County Government Office of Zoning Administration and Development Management Office of Planning & Zoning

11 West Chesapeake Avenue Fowson, MD 21204

Printed on Recycled Paper

(410) 887-3353

Your petition has been received and accepted for filing this 21st day of May, 1992

ARNOLD JABLON

Received By: W. Conl Richard

Chairman, Zoning Plans Advisory Committee

Petitioner: Matthew F. Reckenberger
Petitioner's Attorney:

NO COMMENTS

MICROFILMED

Meeting Date COUNT 7 Huntington Development Corporation (Hunting Tweed Drive) Written comments √ Stephen G. And Lynn M. Swimm NO COMMENTS DED DEPRM RP STP TE Albert F. And Ann B. Nocar Inprocess Maryland Marine Manufacturing Co., Inc. process DED DEPRM RP STP TE Robert C. And Sylvia W. Eppig inprocess DED DEPRM RP STP TE James Ronald And Beth B. Porter NO COMMENTS DED DEPRM RP STP TE NO COMMENTS DED DEPRM RP STP TE Leon G. McKemy DED DEPRM RP STP TE Williams Management Services, Inc. Written Commont DED DEPRM RP STP TE NO COMMENTS

Matthew F. Reckenberger, Jr.

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: June 5, 1992 Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting for June 8, 1992 Item 490

The Developers Engineering Division has reviewed the subject zoning item and the owner is cautioned that the sanitary sewer service to his house is below the proposed building.

ROBERT W. BOWLING, P.E., Chief Developers Engineering Division

RWB: DAK:s

6138-92

1999 C.

(301) 887-4500

700 East Joppa Road Suite 901 Towson, MD 21204-5500

Baltimore County Government Fire Department

MAY 27, 1992

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: MATTHEW F. RECKENBERGER, JR.
Location: #6220 HAMILTON AVENUE

Item No.: \*490 (JLL) Zoning Agenda: JUNE 1, 1992

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: ADD. Noted and Approved Fire Prevention Bureau Special Inspection Division

JP/KEK

DECLIVED
MAY 29 1992

ZONING OFFICE

MICROFILMEL

BALTIMORE COUNTY, MARYLAND
OFFICE OF PLANNING AND ZONING
New Courts Bldg - 401 Bosley Avenue, Towson, MD 21204

MEMORANDU	<u>M</u>
TO:	Arnold Jablon, Director
	Zoning Administration & Development Managemen
FROM:	Office of Planning and Zoning
DATE:	June 3, 1992
SUBJECT:	6220 Hamilton Avenue

INFORMATION:
Item Number: 490

Petitioner: Matthew F. Reckenberger, Jr.

Property Size: 0.19 Acres

Zoning: DR 5.5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:
The petitioner is requesting a variance to allow a height of 20 feet in lieu of the required 15 feet. The Office of Planning and Zoning has no objection to the requested variance, however, a restriction should be placed in the order prohibiting any living quarters, kitchen or bathroom facilities in the garage and limiting storage to the personal property of occupants of the principal dwelling only.

Prepared by:

Division Chief: Erun M. Wernd

490.ZAC/ZAC1

Pg. 1

والمتهاب المتاريخ

DPW/Traffic Engineering Development Review Committee/Response	Form A	06/08/92
Project Name  File Number Waiver Number	Zoning Issue	Date 4/8  Meeting Date
Stephen G. And Lynn M. Swimm  DED DEPRM RP STP TE	477 N/C	
Albert F. And Ann B. Nocar DED DEPRM RP STP TE	478	& More Time
Maryland Marine Manufacturing Co	479	More Time
Robert C. And Sylvia W. Eppig DED DEPRM RP STP TE	480 <b>N</b>	
James Ronald And Beth B. Porter DED DEPRM RP STP TE	481	<u>'</u> _
Nelson H. And Lee M. Hendler  DED DEPRM RP STP TE	485 <b>N</b>	/ <u>८</u>
DED DEPRM RP STP TE	486	16
Williams Management Services, Ir DED DEPRM RP STP TE	nc. 487 <b>√</b>	//८
John M. And Karen R. Jacob  DED DEPRM RP STP TE	488 <b>N</b>	
Matthew F. Reckenberger, Jr.  DED DEPRM RP STP TE	A	116
Herbert H. And And Betty Rosen  DED DEPRM RP STP TE	491	N/C
Meadows Park Ltd. Prtnrshp Russe DED DEPRM RP STP TE	el Asset Mgt, 1 492	ne. N/L
8988888888888888		MICROFILM

Department of Recreation and Parks Development Review Committee Response Authorized signature	Form Date 4/8/42
Project Name File Number Waiver Number	Zoning Issue Meeting Date
Stephen G. And Lynn M. Swimm	477 ( 6-1-92
DED DEPRM RP STP TE	J. Coment
/ Albert F. And Ann B. Nocar	478
DED DEPRM RP STP TE	N. Comment
/ Maryland Marine Manufacturing Co	., Inc. (
DED DEPRM RP STP TE	J. Comment
Robert C. And Sylvia W. Eppig	4.00
DED DEPRM RP STP TE	480 No Connert
/ James Ronald And Beth B. Porter	
DED DEPRM RP STP TE	481 No Connect
/ Nelson H. And Lee M. Hendler	
DED DEPRM RP STP TE	485 No Connect
Leon G. McKemy	
DED DEPRM RP STP TE	486 No Connert
/ Williams Management Services, In	
DED DEPRM RP STP TE	487 No Convert
John M. And Karen R. Jacob	
DED DEPRM RP STP TE	488
Matthew F. Reckenberger, Jr.	
DED DEPRM RP STP TE	No Connext
Herbert H. And And Betty Rosen	AA4
DED DEPRM RP STP TE	491 No Connect
Meadows Park Ltd. Prtnrshp Russ	el Asset Mgt, Inc.
DED DEPRH RP STP TE	498 L Connext

MICROFILMED

Hatt Beckerhang f. 5-24-92

The oreen shed in These pietures No Longer

To Whom IT MAY CONCERN ITEM 490

exists and all concrete has been removed

along with The Aluminum shed.

92-451-A

MICROFILME

To Whom It May Concern:

92-451-A

I have been a friend and neighbor of Matthew F. Reckenberger, Jr. for years and have no objection of him building a storage shed for his boats and other personal household goods on his property at 6220 Hamilton Avenue.

Name

7902 170N + Rose Are

Address S & & 2850
Phone Number

92-451-A

To Whom It May Concern:

I have been a friend and neighbor of Matthew F. Reckenberger, Jr. for years and have no objection of him building a storage shed for his boats and other personal household goods on his property at 6220 Hamilton Avenue.

Thank you.

To Whom It May Concern:

**490** 

I have been a friend and neighbor of Matthew F. Reckenberger, Jr. for

years and have no objection of him building a storage shed for his boats
and other personal household goods on his property at 6220 Hamilton Avenue.

Thank you,

Name
Name

6214 HAMICTON AUF
Address

8669186 Phone Number

Ex DR 5 5 LOCATION MAP 3CALE |" :1000 PRIVATE CEMETÁRY 571-17:00 139.00 LEUBTION 5222 HAMILTON AVE LOT 3 OWNER Matthew F. Reckenberger Brack, D. 6220 Hamilton Avenue Baltimore, Maryland 21237 DR 5.5 PLAT TO ACCOMPANY PETITION FOR A VARIANCE TO ALLOW A HEIGHT OF 20 FEET IN LIEU OF THE THE REQUIRED 15 FEET Existing zoning DR 5.5 Area of lot = 8454.3 Sq. Ft./ 0.19 ac.

Lot serviced by public water & sewer Deed ref. 8919/476

LOTS 1-2 BLOCK D" 1205ELAND HEIGHT PLAT BOUK 10-127 14 TH DISTIZICT BALTIFICIZE CO., MAIZYLAND DATE 5-5-42 SCALE 1" = 30

FRANK S. LEE 1277 NEICHBORS AVE BALTIMORE, MD. 21237 Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning 

111 West Chesapeake Avenue Towson, MD 21204

May 28, 1992

887 3353

Matthew Reckenberger, Jr. 6220 Hamilton Avenue Rosedale, Maryland 21237

> Re: CASE NUMBER: 92-451-1 LOCATION: NE/S Hamilton Avenue, 117' N of Montrose Avenue 6220 Hamilton AVenue

14th Election District - 7th Councilmanic

Dear Petitioner(s):

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Any contact made with this office should reference the case number. This letter also serves as a refresher regarding the administrative process.

closing date is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. At that time, an Order will issue. This Order may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

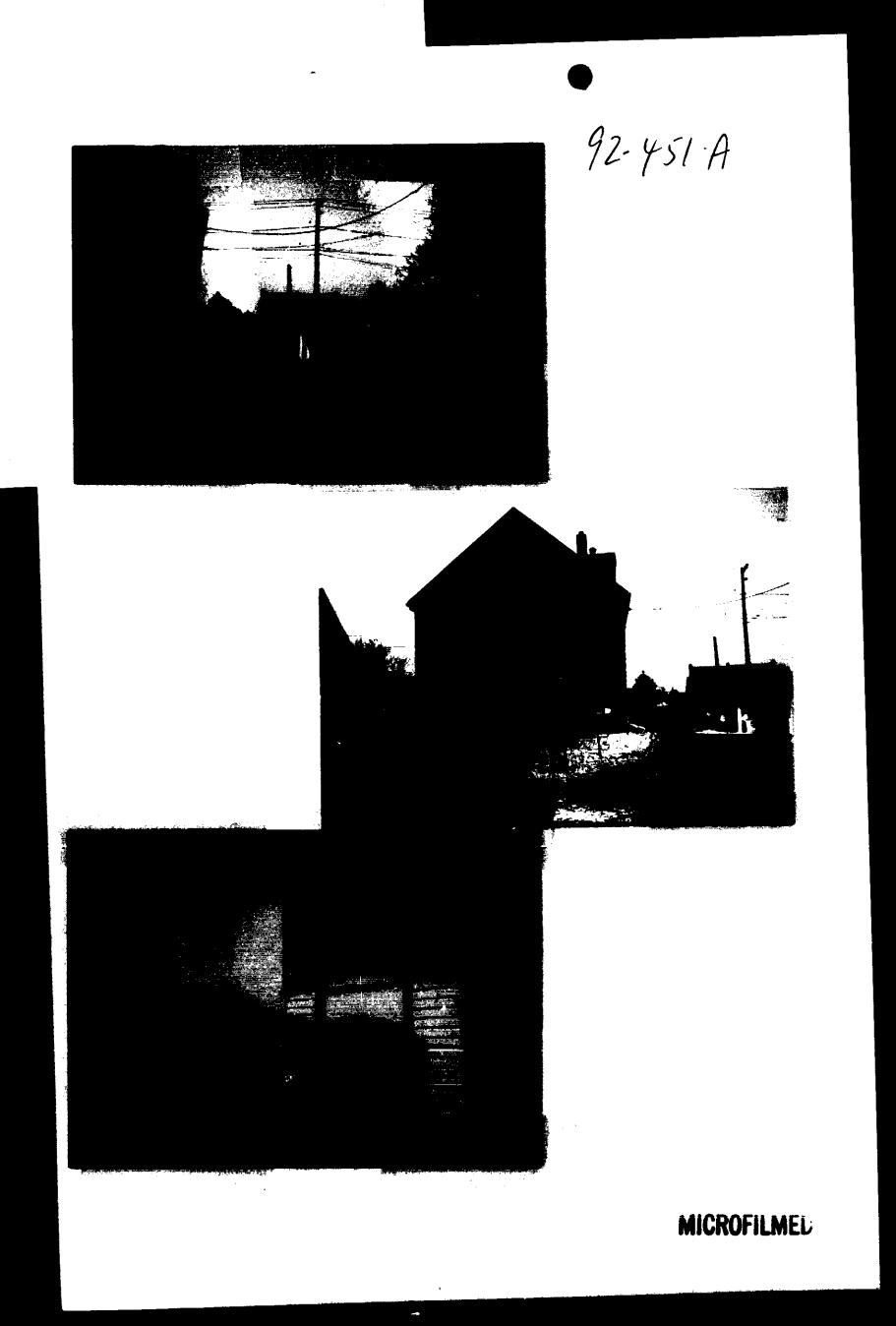
2) In cases requiring public bearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the bearing will appear in two local newspapers. Charges related to the reposting and advertising are payable by the petitioner(s).

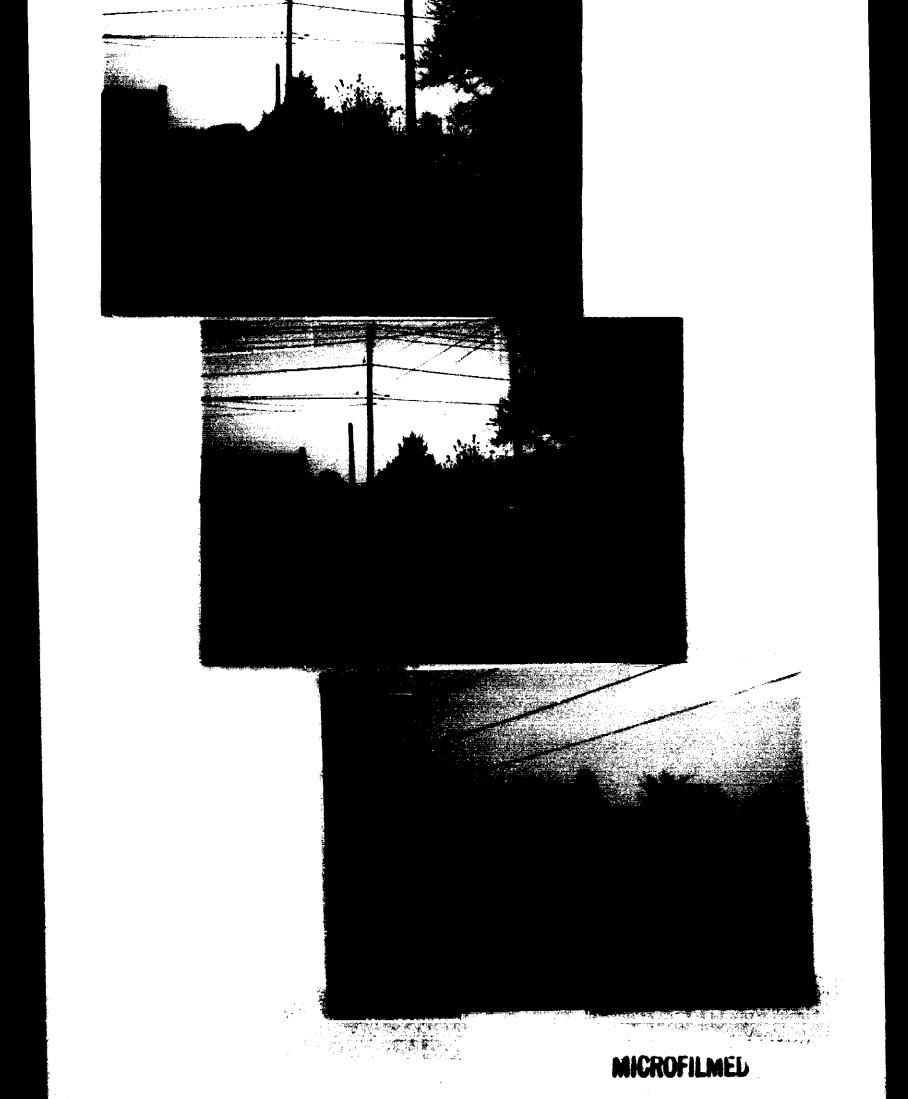
3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$50.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

Lawrence E. Schmidt

MICROFILMEL





92-451-A



